PT OF LOT 31 (S-2)
IN OR 1422/645 (SEC 20-1N-25)
RATLIFF ACRES UNR

CARTER FLETCHER W & PAMELA A
43384 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0031-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

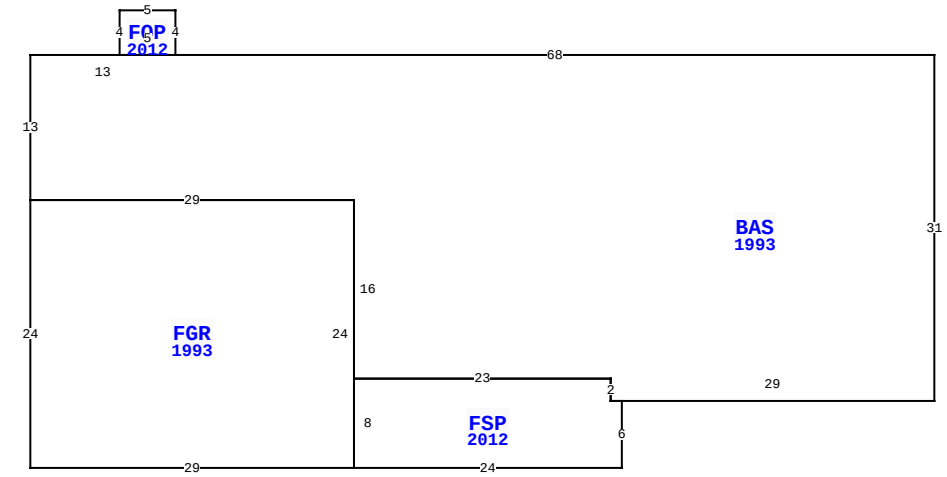
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	146,162
FGR	696	55	383	28,811
FOP	20	30	6	452
FSP	190	40	76	5,717
TOTALS	2,849		2,408	181,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,408	95.2560	113.12	272,393	1972	1972	0	0	0	33.50	66.50

1 SNGL FAM – 100% - 2007 Heated Area: 1943 HX Base Yr 2007



43384 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,141
TOTAL MARKET OB/XF VALUE		7,369
TOTAL LAND VALUE - MARKET		91,000
TOTAL MARKET VALUE		279,510
SOH/AGL Deduction		145,337
ASSESSED VALUE		134,173
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,173
TOTAL JUST VALUE		279,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0645	6/22/2006	WD	Q	I		185,000
GRANTOR: BLACKSHEAR PEGGY REVO						
GRANTEE: CARTER FLETCHER W &						
0747/0894	12/29/1995	WD	U	I	01	100
GRANTOR: BLACKSHEAR PEGGY J						
GRANTEE: BLACKSHEAR PEGGY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 FOP=[YR=2012] N4 W5 S4 E5$ W13 S13
FGR=[YR=1993] S24 E29 FSP=[YR=2012] E24 N6 W1 N2 W23 S8$ N24
W29$ E29 S16 E23 S2 E29 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1975	1975	3	20	1,792	
2	0680	POLE SHED	0	100	16	20	320.00	SF	10.00	10.00	100	1975	1975	3	20	640	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120	
4	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	1972	1972	3	24	905	
5	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2008	2008	3	40	1,760	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2008	2008	3	40	1,152	

LAND DESCRIPTION

TOTAL OB/XF 7,369

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							
2	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	UT		1.00	1.00	0.70	20,000.00	14,000.00	14,000							

REVIEW DATE 06/01/2017 BY KBX Total Acres: 2.20 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 08/02/2023 BY SYS